



**Miami-Dade County  
Department of Planning and Zoning**

**HEARING ADVERTISEMENT REVIEW TRANSMITTAL LETTER**

**August 8, 2006**

**HERMINIO SAN ROMAN, ESQ.  
12515 SW 88 STREET - #222  
MIAMI FL, 33186**

**Zoning Hearings Section  
111 NW 1 STREET, SUITE 1110  
MIAMI, FLORIDA 33128  
(305) 375-2640**

**Re: Zoning Hearing Application # Z2005000322 for IDALBERTO & ELOISA RODRIGUEZ . Date filed:  
04-OCT-05.**

**Dear HERMINIO SAN ROMAN, ESQ. :**

Below is the zoning hearing advertisement (ad), which contains all zoning requests submitted by the applicant. Please review the request(s), property location, legal description of the subject property, etc. and advise me of any changes or omissions within 10 calendar days. See my e-mail and mailing addresses below. If you concur that the ad is satisfactory, the hearing file will be forwarded to the Zoning Evaluation Section for further processing and recommendation.

If you do not concur with the ad and wish to make changes to the request or to plans, or otherwise submit additional documents, such changes and submittals shall be accepted during the next available filing period when they will be incorporated into the ad. All changes to the hearing advertisement will be re-sent to you for your review and approval. If you fail to respond within 10 days, the file will proceed to the Zoning Evaluation Section for further review and evaluation.

Once departmental comments & clearance have been obtained from DERM, Public Works, the School Board and other pertinent departments, the Zoning Evaluation Section will prepare the Department's recommendation and will send it to you for your review. Once again you will be given a 10-day period to respond whether no further documents will be submitted or whether you intend to submit additional documentation (for example: the submittal of a draft covenant).

Once you communicate to us that you wish the application to proceed or if you fail to respond within 10 calendar days, the application will be forwarded to the Agenda Coordinator's Office to be scheduled for hearing. If changes are requested by the Applicant, the changes and submittals shall be accepted during the next available filing period and will be incorporated into the ad. All changes will be resent to you for your review.

Please select one of the following options and send it to the Zoning Hearing Specialist listed below:

- ☐ I concur with the advertisement.
- ☐ I find the following problem or omission: \_\_\_\_\_
- ☐ I will be making changes to the application or Plans. Please hold the file.

I understand that changes to the advertisement may require additional fees and that my hearing will not be scheduled until all fees have been paid.

SEE ATTACHED ADVERTISEMENT

Please respond to **JOSE HERNANDEZ** at [HERNJOS@miamidade.gov](mailto:HERNJOS@miamidade.gov), or mail to below address.

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**MIAMI, FLORIDA 33128**  
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## **Applicant's Draft**

**HEARING No.** 06-6-CZ10-2 (05-322)

**STR:** 13-54-40

**Council Area:** C10

**Commissioner Dist.:** 06

**APPLICANT:** IDALBERTO & ELOISA RODRIGUEZ

- ( ) The applicant is appealing the decision of CZAB 10, which denied without prejudice the following:
- (1) RU-1 TO RU-5A
- OR IN THE ALTERNATIVE TO REQUEST #1:
- (10) Applicant is requesting to permit a lot frontage of 66.67' (75' required) and a lot area of 7,400 sq. ft. (10,000 sq. ft. required).
- (11) Applicant is requesting to permit 20% landscaped open space (25% required).
- (12) Applicant is requesting waive the 2 required street trees and to permit a 1' wide landscape buffer (7' required) along the right-of-way.
- (2) USE VARIANCE to permit RU-5A uses in the RU-1 zoning district.
- AND WITH EITHER REQUESTS:
- (3) Applicant is requesting to permit a two way drive 16' in width (20' required).
- (4) Applicant is requesting to permit an office building setback minimum of 7.73' (15' required) from the interior side (west) property line.
- (5) Applicant is requesting to permit 4 buffer trees (9 required) and provide a 3' wide landscaped strip of 3' (5' required) between dissimilar land uses along the east and south property lines.
- (6) Applicant is requesting to permit 80 shrubs (140 required).
- (7) Applicant is requesting to waive the zoning regulations requiring SW 24 Street to be 100' in width; to permit 40' of dedication (50' required) for the south half of Coral Way.
- (8) Applicant is requesting to permit a lot frontage of 66.67' (75' required) and a lot area of 8,067 sq. ft. (10,000 sq. ft.).
- (9) Applicant is requesting to permit 23 % landscaped open space (25 % required).
- OR IN THE ALTERNATIVE TO REQUESTS #7 - #9, THE FOLLOWING:

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 and #8 - #11 may be considered under Section 33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and approval of request #3 - #12 under Section 33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department, entitled, "PROPOSED BUILDING REMODELING" as prepared by RUBEN J. PUJOL, A.I.A. dated 8-8-05 consisting of 2 sheets . Plans may be modified at public hearing.

**SUBJECT PROPERTY:** (legal description)

WEST 16.67 FT OF LOT 3 & ALL OF LOT 4 LESS NORTH 15 FT FOR STREET BLOCK 2 OF CORAL VILLAS  
REVISED PB 8 PG 27

LOCATION: 6422 SW 24 ST

**SIZE OF PROPERTY:** 0.186 ACRES

**PRESENT ZONING:** RU-1 Single Family Residential 7,500 sq. ft. net

**CONTACT PERSON:** HERMINIO SAN ROMAN, ESQ.  
12515 SW 88 STREET - #222  
MIAMI FL, 33186  
(786) 218-7635